

Planning Committee: 01 February 2006

Item Number: 07

Application No: W 05 / 1901 LB

Registration Date: 14/12/05

Town/Parish Council: Warwick

Expiry Date: 08/02/06

Case Officer: Penny Butler

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Okens House, Castle Street, Warwick, CV34 4BP

Display of external signage and alterations to external door FOR Mr C Thomas

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The proposed sign is excessive and should be reduced in size and a more attractive sign with the proposed logo would obviate the need for much larger lettering.

The door should be retained in its present form and to replace the door with a glass half panel will not be in keeping with this listed building and detract from the visual amenity of the building.

The Warwick Society: Although not objecting to the proposed hanging signs in principle it is our view that they should be 600 x 400 portrait instead 600 x 600 square. In this way the logo will fill the board in a more satisfactory way and the sign will intrude less into the narrow passageway alongside the building. We have been unable to locate the external paneled door shown on the drawing which is to be half glazed. We would object strongly if the proposal is to modify the arched door opening on to Castle Street.

We would ask Warwick District Council to refuse planning permission for this application in its present form.

English Heritage: Have no comments.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

The property was used for many years as a doll museum, which was taken over by the County Council in 1988. In 2005 planning permission was granted for the use of the building as tea rooms and shop, and listed building consent was granted for the related alterations.

KEY ISSUES

The Site and its Location

The property is a Grade II* listed building, in the Conservation Area, and lies at a prominent position on an "island" in the street, on the main pedestrian route from the Castle into the town.

Details of the Development

The application is in two parts, namely altering one of the two external doors, and displaying two hanging signs, one on the Castle Street frontage and one on the passageway frontage.

The door alteration is to insert a leaded light in the top panel of the door (to match the leaded lights in the windows). The signs have been altered from their original square format (600 mm x 600 mm) to "portrait" format of 700 mm x 500 mm. The signs would be painted timber hung on metal brackets, in a traditional form.

Assessment

Since this is a listed building application, the only issue is the impact of the works on the character of the listed building.

In this context, it is considered that the installation of a leaded light (to match the pattern of the existing windows) in what is a relatively modern door, would protect the character of the building and, therefore, is acceptable.

In the case of the signs, it is considered that their amended proportions result in them being acceptable as they will not detract from the character of this timber-framed listed building, which has already been altered substantially from its original appearance.

RECOMMENDATION

That listed building consent be GRANTED after reference to the Secretary of State subject to the following conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s), and specification contained therein, submitted on 7 December 2005 and amended by letter dated 10 January 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
